



FOR LEASE



Southeast Denver's Most Infill Industrial Development

**304,172 SF CAMPUS
ON 22 ACRE SITE**

PHASE I - FULLY LEASED

PHASE II - DELIVERING May 2026

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PROPERTY HIGHLIGHTS

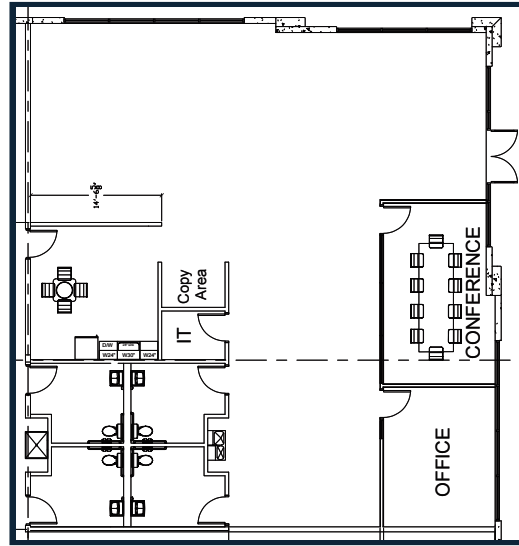
- **BUILDING SIZE:** Phase II:
- 11213 E Caley Ave - Building 1 - FULLY LEASED
- 11223 E Caley Ave - Building 2 - 40,457 SF AVAILABLE
- **LEASE RATE:** Per Quote
- **OPERATING EXPENSES:** \$6.22/SF (assumes fully assessed)
- **MILL LEVY:** 102.799 (lowest in SE Market)
- **CEILING HEIGHT:** 24' Clear
- **BUILDING 2 AVAILABLE LOADING:**
 - (2) X 12'X14' Drive-In Loading Doors
 - (10) X 9'X10' Dock-High Loading Doors
- **OFFICE:**
 - Building 2: 2,865 SF Spec Suite
- **BUILDING DEPTH:** Building 2 - 165'
- **TRUCK COURT:** 185' Shared
- **COLUMN SPACING:**
 - 52' x 52' with 60' speed bay - Building 2
- **SPRINKLERED:** ESFR
- **WINDOWS:** 10' floor to ceiling on three sides of building
- **POWER:** 2,000 AMP 480 Volts 3 Phase per building
- **PARKING:** Building 2 - 1.79:1,000 (130 spaces)



HIGHLIGHTS

- Direct access from I-25 at Arapahoe Rd 1.5 miles
- Closest new generation warehouses to DTC
- Access to adjacent Peakview Park recreation area
- Lightrail access via Arapahoe Road bus
- Abundant nearby retail and service amenities
- On-building signage

SITE PLAN



PHASE II: DELIVERING May 2026

PHASE I: FULLY LEASED



AERIAL

MAP





CONTACT INFORMATION

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